

ZONING BOARD OF APPEALS MEETING

**Thursday, October 22, 2015
CITY HALL AUDITORIUM
62 FRIEND STREET
AMESBURY, MA**

MEETING CALLED TO ORDER AT 7:05 P.M.

PRESENT: Robert Orem, Matt Sherrill, David Haraske, Bill Lavoie, Sharon McDermot, Matt Vincent

Absent: Donna Collins

Also present: Denis Nadeau, Zoning Compliance Officer, and Susan Yeames, Recording Secretary

Transcribed by Joan Baptiste

MINUTES

September 2, 2015 – Motion by Bob Orem to approve, second by David Haraske. Approved

September 24, 2015 – Motion by David Haraske to approve, second by Bob Orem.

Discussion – last page unclear as to the motion that was made relative to request for demolition delay waiver. The minutes shall be amended to reflect that the waiver request was not approved. All in favor of the revision. Approved.

2016 meeting calendar – Motion by Sharon McDermot to approve dated submitted subject to change, second by David Haraske. Approved.

PUBLIC HEARING - Start at 9:57 p.m.

Vincent Buscaneria, 4 Major Lane, Plaistow, NH is seeking a Special Permit/Finding under Amesbury Zoning Bylaws, Section IX, paragraph B to make extension alteration to a pre-existing, non-conforming structure at **78 Lake Attitash Road, Amesbury, MA in an R20 Zoning District, Precinct 5.**

Sitting: Bill Lavoie, Matt Vincent, Bob Orem, Matt Sherrill, David Haraske

This has been before the Conservation Commission and received approval. Plan is to take top floor off and rebuild by adding a second floor. Constructing a knee wall in basement. Height will not exceed 35 feet. We will bring the house up to code. No planning board required. Will not exceed 30' limit. Has all permits no increase in impervious areas. I plan to take the top floor off of the house and we'll bring the first floor up to code, since it is all 2 by 4s, using 2 by 6s. The first floor is just one big open area with a kitchen, bathroom, and a stairway to the second floor to two bedrooms and an office room, and there is only going to be one bathroom, even though the plan says two bathrooms, we'll stick with one. We're trying to gain little bit of space in the basement, where there is only a crawl space. So we're going to put a knee wall in. The house is like set down about 5 feet below the road, and it's a catch all for water and that. So we'll bring that up, knee wall the first floor, second floor, then the roof. We won't be exceeding the

height restriction, I won't go over 35 feet, it will probably go up to 32 feet. Height right now is 24 to the peak. Room ceilings are barely 7 feet, cottage style, and nothing is up to code.

Denis Nadeau: What he's doing will nowhere near exceed 30 feet in height, because it goes from the mean level of the roof, so he'll be fine there. He's got all his permits. He's not exceeding or creating any new or increasing any non-pervious areas, so PLB is not required. Everything appears to be proper.

Bill Lavoie – all appears to be well.

Juliet Bryce, 75 Lake Attitash Road (has a question): Property was a mess, nice to see it getting cleaned up. How will he have access to the property? Need access making sure there will be passage way to water. He didn't put any steps in, since the old ones are falling in. He doesn't have any deeded access to the passageway that is to the right hand of the property. My question is: how does he intend to access his property? She wants her comments included in the minutes.

Matt Sherrill: So Denis, do you have any comments on that?

Denis Nadeau: He's going to have to run either a set of stairs or a platform out to the wall. He'll have to clear access to get to street level. Whether it's a set of stairs or whatever. Something has to be there to lead to grade.

Juliet Bryce: The drawing that was submitted here doesn't really show any plans for steps.

Denis Nadeau: The stairs are not on there, but he's showing what he's going to do. He has to create access to the house.

Vincent Buscaneria: It will be like a gang plank from street level to my door and down into my yard, it will be parallel to the street.

Juliet Bryce: Can we ask that the plans somehow have a statement in there to demonstrate what he is proposing?

Matt Sherrill: I think that is reasonable.

Motion to close and discuss by Matt Vincent, second by David Haraske.

This is a FINDING.

1 Predates zoning (1905 – field card)

2 100% non- conforming - lot size, frontage, rear, front and both side yard setbacks.

3 No effect – less detrimental.

4 Does not create any new non-conformity.

Property owner let it be known that he will access his home via a walkway on his own property and will not use the easement.

Motion to vote by Bob Orem, second by Matt Vincent.

William Lavoie	yes
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Matthew Vincent	yes
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Robert Orem	yes
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Matthew Sherrill	yes
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David Haraske	yes
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Application for Finding is approved

Motion to adjourn by Sharon McDermot, second by David Haraske. Approved.

Meeting adjourned at 7:30 pm.